

23 Gloucester Crescent

Design and Access Statement

Revised November 2021



This supporting statement forms part of a Listed Building Application seeking minor amendments to approval ref. 2021/2518/L (dated 06.08.2021) and is accompanied by the following documents:

Existing situation prior to commencement of the approved works:

GC 101A Site plan existing 1-50.pdf
GC 102A Basement plan existing 1-50.pdf
GC 103A Ground floor plan existing 1-50.pdf
GC 103A Ground floor plan existing 1-50.pdf
GC 104A First floor plan existing 1-50.pdf
GC 105A Second floor plan existing 1-50.pdf
GC 106A Roof plan existing 1-50.pdf
GC 107A Section AA existing 1-50.pdf
GC 108A North elevation existing 1-50.pdf
GC 109A West elevation existing 1-50.pdf
GC 110A South elevation existing 1-50.pdf
GC 111 Kitchen plan existing 1-20.pdf
GC 112 First floor bathroom plan existing 1-20.pdf

Drawings of approved works:

GC 301 Site plan proposed 1-50.pdf
GC 302B Basement plan proposed 1-50.pdf
GC 303B Ground floor plan proposed 1-50.pdf
GC 304B First floor plan proposed 1-50.pdf
GC 305B Second floor plan proposed 1-50.pdf
GC 308A North elevation proposed 1-50.pdf
GC 310A South elevation proposed 1-50.pdf
GC 309B West elevation proposed 1-50.pdf
GC 311A Kitchen plan proposed 1-20.pdf
GC 312A Kitchen plan proposed 1-20.pdf
GC 313A Second Floor Bathroom proposed 1-20.pdf
GC 315 North external door proposed 1-10.pdf
GC 320A Hall Roof plan proposed 1-50.pdf
GC 321A Basement flooring proposed 1-50.pdf

Drawings showing minor amendments to the approval:

GC 301A Site plan proposed 1-50.pdf
GC 302C Basement plan proposed 1-50.pdf
GC 303C Ground floor plan proposed 1-50.pdf
GC 304C First floor plan proposed 1-50.pdf
GC 305C Second floor plan proposed 1-50.pdf
GC 308B North elevation proposed 1-50.pdf
GC 309C West elevation proposed 1-50.pdf
GC 310B South elevation proposed 1-50.pdf
GC 311A Kitchen plan proposed 1-20.pdf
GC 312B First floor bathroom plan proposed 1-20.pdf
GC 313B Second Floor Bathroom proposed 1-20.pdf
GC 315B North external door proposed 1-10.pdf
GC 320B Hall roof proposed 1-50.pdf
GC 321C Basement flooring proposed 1-50.pdf
GC 324B Shower room setting out proposed 1-20.pdf

Covering letter, revised Heritage Impact Assessment, revised Design/Access Statement

CONTENTS

	Page
1 Introduction	4
2 Design and Access Statement	5
Strategic alterations to the consented scheme:	
Basement joinery, services and floor	
Services to Ground floor cloakroom	
Master Bathroom details First floor	
Shower room details Second floor	
Minor alterations to exterior	
3 Conclusion	11

1 Introduction

Purpose of the Design and Access Statement

The Design and Access statement illustrates the process that has led to the development proposal and explains the design. Conservation led design proposals should positively address the following requirements:

- to retain or reveal significance;
- to identify feasible and compatible uses;
- to meet statutory requirements;
- to work within procurable resources;
- to anticipate opportunities and threats;
- To retain original fabric wherever possible.

The Statement draws on statutory guidance from National Planning Policy Framework prepared by HM's Department for Communities and Local Government.

Relationship to the Heritage Impact Assessment

The Design and Access Statement accompanies the Heritage Impact assessment, assessing in detail the impacts upon the features that contribute to the special architectural and historic interest of the listed building.

The statement covers minor amendments to the current consent (2021/2518/L dated 06.08.2021), and are a result of either site driven amendments, or detailed specification arising from works on site.

In some cases original design features have been revealed that through a lack of understanding had previously been compromised, creating consequences that require amended proposals.

This **Design and Access Statement** clarifies the design intent of the minor amendments being applied for. The **Heritage Impact Assessment** seeks to clarify the impacts of these proposals on the historic significance of the building.

2 Design and Access Statement

Strategic alterations to the consented scheme

The design modifications to the approved scheme relate to discoveries within the approved opening up works or to finishes and are described floor by floor, followed by external details.

Basement floor:

Joinery details:

Vault and WC door architraves were missing, with cement render/gypsum plaster creating a simple, coarse edge detail to the frames. Once the impermeable cement was removed the lime plaster was applied to the masonry, and came level with the face of the frames. A simple softwood appliqué architrave covers the junction. These two doors are 'service' doors out of sight from the main living spaces, so neither copy the bead detail of those spaces, nor the original more decorative ground and first floor architraves. The existing vertical vent cut-out in the vault door is retained for airflow but is given softwood louvres as the original grill was missing. The details are drawn on GC 302C.

The North lightwell glazed door design has been adjusted in terms of its area of glazing. Following the opening up of the doorway originally formed in 1969, it was judged that the height of the glazing should reflect the existing proportions of the original basement sash windows, whilst at the same time lining vertically with the blind window above the door on the North Elevation as consented. This raising of the 'cill' height on the door with a more modest area of glass reflects its position in the service level of the house.



Fig. 1 Dining room interior showing revised glazed door proportioned to the original sash windows.

The threshold to the door needed to respond to the consented removal of the existing cement screed, requiring a 70mm step on the interior. A York stone bull-nose step was used to provide a robust surface when entering from the North lightwell. The details of the revised door are drawn on GC 315B. When installing the dividing wall between the kitchen and stairway the steel beam installed in 1969 was found to be misaligned. This meant that it slightly protruded beyond the line of the vertical timber paneling to the stair side. To ensure it was clad in plasterboard for fire protection, a small painted softwood shelf detail was installed to conceal the stepping out, visible in Fig.2 just below the ceiling. Refer to drawing GC 311A.



Fig. 2 Finished T&G paneling with shelf close to ceiling level.

When the original mahogany and marble kitchen worktops were reworked, the areas of useable material were different to anticipated, requiring us to utilize more of the mahogany as there was less of the marble available a splashbacks. The marble was used adjacent to the hob and behind the sink, elsewhere the mahogany replaced marble that was detailed in the consented drawings.



Figs. 3,4 Finished kitchen units with mahogany splashbacks and revised radiator locations

The revised layout also incorporates an amended oven enclosure that accommodates two radiators, along with a tall third radiator re-sized to account for the revealed but unheated flagstone floor (Figs 3,4). The kitchen amendments are shown on GC 311A.

Minor alteration to the slate tiling layout is shown on GC 321C, where a small area of York stone flooring initially discovered under the screed following cleaning was revealed to be concrete. This was removed and replaced with slate tiles in the vault and WC area.

Summary:

- Vault and WC door details
- North lightwell door glazing height reduced
- Shelf detail
- Mahogany detailing and radiator locations

Ground floor:

The bath and basin wastes from the First Floor were discovered to run under the floor to the centrally located rainwater goods on the West elevation. This was unacceptable from a building regulations perspective, and required connection to the internally routed SVP. The original SVP exits the duct and travels externally across the Hall roof, and the level of exit was above that of the bath/basin waste. The pipework therefore was run internally within the existing cloakroom, exiting at basement ceiling level to the South lightwell, where the pipework was set behind the existing SVP. This required 'boxing-in' to the corner of the cloakroom, executed with a panel a 45 degrees in the corner of the space to minimize visual impact, plastered and decorated as per the walls (Fig. 5), GC 303C.



Fig. 5 Boxed in waste pipe to cloakroom (plastered awaiting paint finish).

First floor:

The consented scheme allows for the retention of the 'Vitrolite' panel acting as a splashback to the master bathroom basin, and the re-use of the bracket lamp above it. Fig. 6 shows the reinstated bath and sink minus the splashback, which prior to the redecoration of the room was broken by the contractors (Fig. 7). The 'Vitrolite' was likely a salvaged piece in 1969, and this material is no longer made. A source of cast glass which although thinner and without the ribbing to the rear, has been found and will provide the functionality required to protect the distemper finish to the lime plaster walls. The colours are limited and a grey-white that is available works with the replacement Shanks marble worktop and will be fitted in lieu of the lost original.



Figs. 6, 7 Master bathroom with shattered 'Vitrolite' splashback.

The bracket lamp above the basin in Fig.6 is a modern fitting as the original fitting was not safe when located so close to the basin. The bracket lamp (which was missing a shade) has been retained and stored within the bathroom cupboard.

Summary:

- Replacement cast glass splashback
- Replacement bracket lamp

Second floor:

The Second bedroom has consent to open up the fireplace hearth, bricked up in 1969. The arrangement of the room was such that the hearth will remain as existing – closed and plastered over and is noted on drawing GC 305C. The enclosure of the hot water cylinder within this room had the addition of an internal enclosure, removable for maintenance, with as set of painted internal timber shelves provided – refer to drawing GC 313B.

The shower room tiling was determined with the client and a thin marble tile was used to secure the water resistance of the shower enclosure – refer to drawing GC 324B, where final positions of lighting and a 110v socket were added to the space. Figs 8, 9 document the tiling and sanitaryware, the retained valley beam visible above the retained door with semicircular cutouts circa 1969.



Figs. 8, 9 Basin and towel rail, shower looking towards doorway with hall beyond the open original door

Summary:

- Retain bricked up hearth to Second bedroom
- Finalised tiling and lighting positions to shower room

External:

On drawing GC 310B South Elevation the Master Bathroom waste pipe is shown located adjacent/behind the existing cast iron SVP. The final location of the cast iron vents for the vault services space is also shown, with the vent chosen shown in Fig.10.



Fig. 10 cast iron grille prior to fitting, to be set flush to the Roman cement render, painted to match walls.

On all three exposed elevations the condition of the render under the impervious exterior masonry paint was poor, with extensive pitting revealed following the Thermatech paint removal (figs. 11,12). Pitting and fissures like this are difficult to fill using a traditional material, with admixtures to modern fillers creating impervious material that should not be extensively applied to a vapour open façade.



Figs. 11, 12 following Thermatech paint removal

As such the decision was taken to re-skim the flat areas of the façade in a lime-based Roman cement, suitable for the application of Keim mineral paint. Fig.13 shows the application of the Roman cement coating prior to painting.



Fig. 13 skim coating in progress, mouldings retained as found.

The North elevation GC 308B shows the re-proportioned glazing to the basement door, with blocking to the new render re-proportioned accordingly.

To the parapet detail on the North elevation extensive repair was required to the top of the parapet coping. This area of the building is inaccessible so the decision was made to apply a lead cloak to the top of the parapet to preserve its integrity, the edge detailed so that its presence is visually minimized – Fig. 14.



Fig. 14 lead cloak to parapet as installed

The box gutter to the lead roof over the side hallway has been enlarged to provide additional capacity, detailed on drawing GC 320C.

In drawing GC 301A the use of York stone flags to the lowered area around the West elevation is to be substituted with earth for planting, with the retaining wall to the preserved herringbone brick paviors to be rendered in Roman cement as per the house.

Summary:

- Addition of a concealed waste pipe to side of SVP - South elevation.
- Cast iron grilles located and specified - South elevation.
- Roman cement resurfacing of stucco - North, West and South elevations.
- Re-proportioned glazing to the external door – North elevation.
- Lead cloak to North parapet.
- Planting replacing York stone at the lowered garden level.

3 Conclusion

The design amendments are minor in terms of significance impact and are focused on detailed aspects of the project. The decision-making has been led by considering the performance of the existing and new materials and the principle of minimizing the removal and conserving of existing fabric. The most extensive change – to reface the original render with like-for-like material prioritizes the long-term resilience of the stucco whilst retaining the vapour permeability of the façade.